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HRM Planning Office
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Dartmouth NS B2Y 2N5

File 170201

Attention: Youssef Habboush, MBA, P.Eng
Programmer Engineer, Infrastructure Policy and Standards

RE: Phasing Plan for Lands of Unia Developments Ltd. in Port Wallace Area

Dear Youssef,

As per your request, I have met with Summitra Unia regarding the proposed phasing and timing of development for Unia Development Ltd., lands within the Port Wallace Secondary Plan Area. The front lands which we have identified as Phase 1 on the attached Phasing plan may be developed at any time after the sanitary sewer capacity becomes available. Phases 2 and 3 are dependant on sanitary sewer capacity and street access becoming available through a later Phase within the Port Wallace Holdings Land. Based upon information provided by Scott MacCallum of Port Wallace Holdings, this may be possible after development of Phase 5 of their property but it is really adjacent to Phase 10 of their property which he suggests may not be developed until 2030.

Accordingly, Ms. Unia has authorized me to submit the proposed phasing for development of her lands as follows.

- Phase 1 consisting of up to 30 single family lots on 5.06 acres of non-watershed lands to be developed in 2024.
- Phase 2 consisting of up to 16 townhouse lots and up to 224 multi-family units for a total of 240 units in 2031 on 30.44 acres
- Phase 3 consisting of up to 34 single family lots and 20 townhouses units for a total of up to 54 units in 2033 on 12.06 acres.

We anticipate that these numbers represent the maximum number of units. I trust this is the information which you require.

Yours Truly,

EASTPOINT LIMITED

Original Signed

Tom Swanson, P.Eng
Senior Civil Engineer

cc Summitra Unia
Michael Tweed.

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